

MIGSUN
Roof
chain kī neend

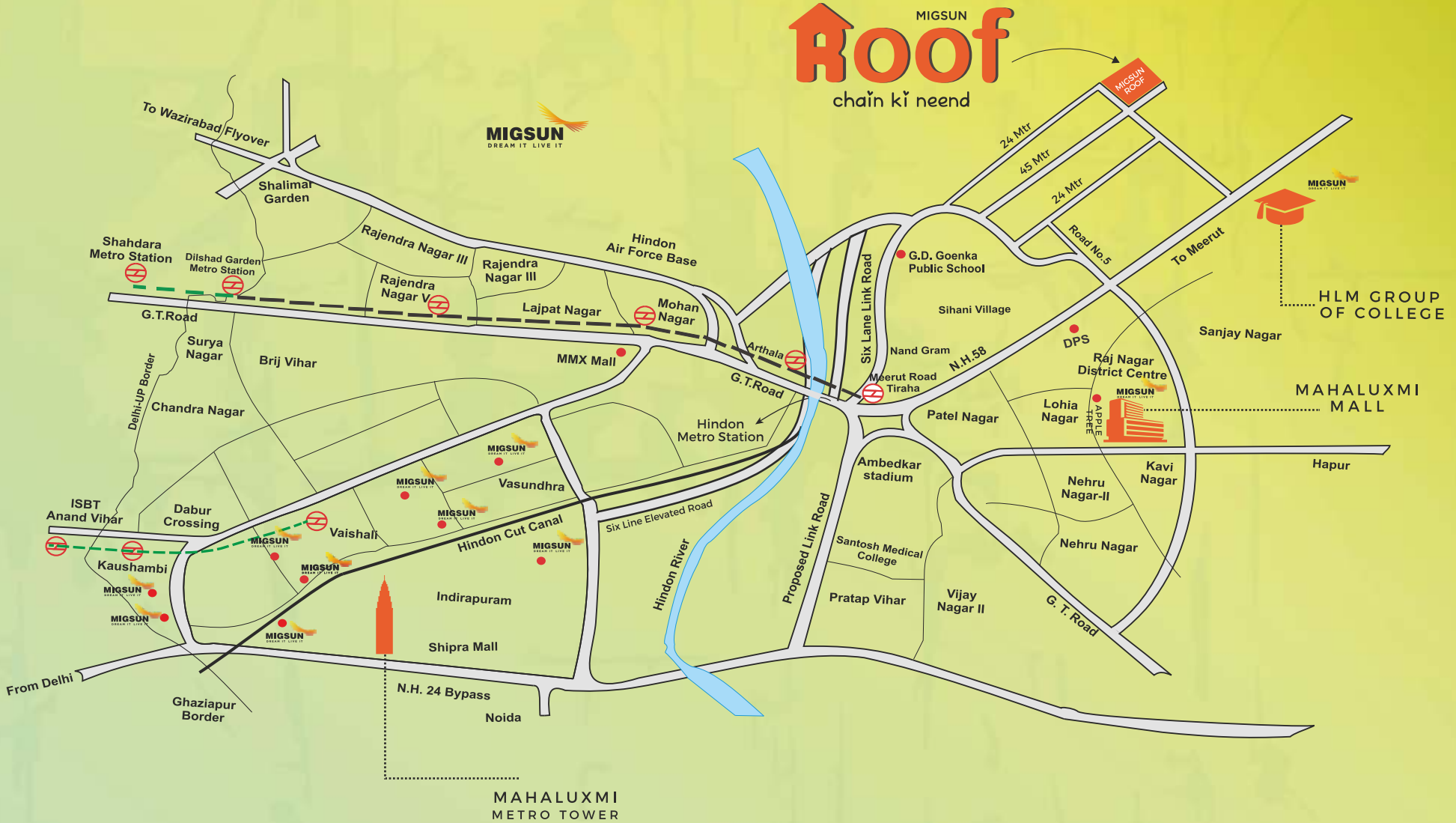


C1 / C2, Mahalaxmi Metro Tower, Sec-4, Vaishali, Ghaziabad-201010
www.migsun.in





LOCATION PLAN



-  **Metro Station**
-  **Proposed Metro line**
-  **Existing Metro line**

Not to scale, Indicative only

Past Projects

COMMERCIAL

MAHALUXMI METRO TOWER
Vaishali

MAHALUXMI TOWER
Kaushambi

MAHALUXMI PLAZA
Vaishali

MAHALUXMI SQUARE
Indrapuram

MAHALUXMI SQUARE
Vasundhra

MAHALUXMI PLAZA
Indrapuram

MAHALUXMI PLAZA
Vasundhra

MahaluxmiPlaza
Rajender Nagar

MAHALUXMI MALL RDC
Raj Nagar

EDUCATIONAL

HLM GRADUATE COLLEGE.

HLM LAW COLLEGE

HLM COLLEGE OF MGMT.

HLM COLLEGE FOR GIRLS.

HOSPITALITY

CLARKS INN- APPLE TREE



**Sab ko ek
Home mangta!!**

Small luxuries are sacrificed for larger goals. Many desires happily given for a larger dream For a common indian housewife, or a family or a man owning a HOME is where their heart is!!





TOWER - SUN 1



MIGSUN
GREEN MANSION

2/3 BHK Homes

- Strategically located opposite Zeta-1, Gr. Noida
- Gated community with 24x7 security
- Dedicated green area with lawns, gardens
- Ultra-modern Clubhouse
- Pool, spa, sauna, fine dining and community area
- Eco-friendly design and sustainable living



EDUCATION
HLM GROUP OF COLLEGE

HLM Group of Institution was established in the year 2005 under the aegis of HLM Educational society a registered body with Registration 856, under "The Society Registration Act" 1860. Its objective is to provide "Quality Education" at a reasonable cost.



HOSPITALITY
CLARKS-INN APPLE TREE
Chaziabad

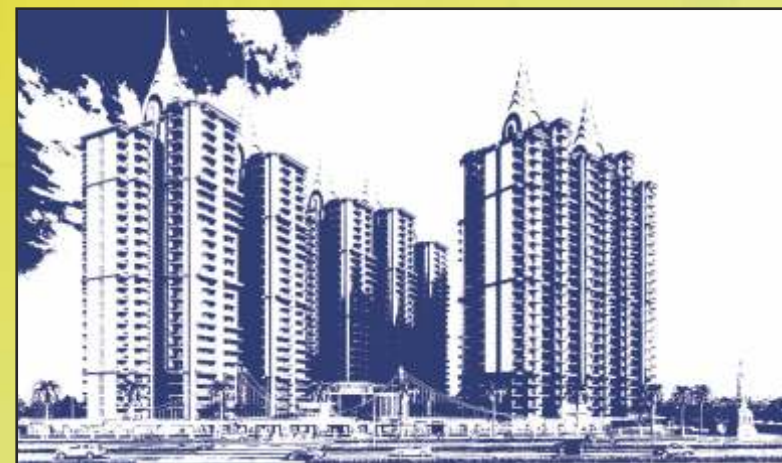
Clarks Inn Apple Tree, Delhi/NCR is committed to provide a world-class hotel experience, accessible to the value - conscious travelers all around the world.

Our hotels provide services like Deluxe rooms, Banquet halls, fitness Centre and an Executive lounge. The hotel offers a range of amenities and unparallel hospitality. A complimentary breakfast buffet awaits you each morning at our coffee shop.



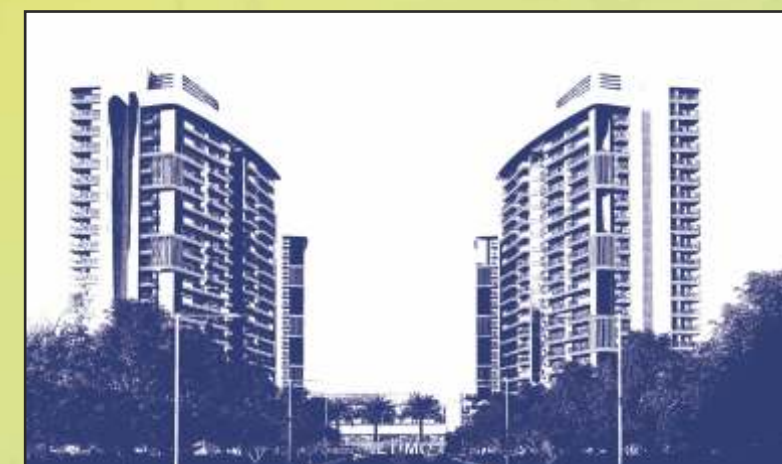
Building Excellence

Apart from real estate, we have spread our arms far and wide to diversify into areas like hospitality, education, FMCG and steel. All this was made possible under the dynamic leadership of Mr. Sunil Miglani who ardently believes in change. So far, Migsun has developed over 10 million sq. ft. of area into prime residential and commercial estate and is all set to introduce innovative projects in the future.



2/3 BHK Homes

- High speed elevators
- Ample parking for residents and visitors
- 3.25 acre Central Park
- Ultra-modern Clubhouse spread over 15,000 sq.ft.
- Convenience stores
- Swimming pool, Kids pool, Jacuzzi
- Proposed airport & metro connectivity



2/3 BHK Apartments

- Premium high rise apartments (1005-1595 sq.ft.)
- Integrated infrastructure and amenities
- 6.5 acres of landscaped greens and walkways
- Tranquil setting with maximum privacy
- Design & landscaping by world renowned architects
- Ample sunlight and ventilation
- Situated at 130 mtr road, near Pari Chowk

SUN2-2
815 SQ.FT.

SUN2-4
815 SQ.FT.

SUN2-6
815 SQ.FT.

SUN2-8
815 SQ.FT.



SUN2-1
815 SQ.FT.

SUN2-3
815 SQ.FT.

SUN2-5
815 SQ.FT.

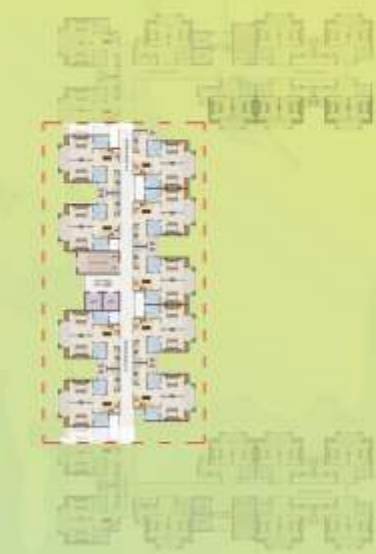
SUN2-7
815 SQ.FT.

SUN2-9
815 SQ.FT.

SUN1-8
815 SQ.FT.

SUN1-7
815 SQ.FT.

TOWER - SUN 2



KEY PLAN



TOWER - SUN 3



KEY PLAN

Benefit under Migsun Roof

One of the primary needs of any human being is a house that allows every individual to flourish under a sense of security, knowing that at the end of the days hard work, there is a place where he or she can relax. A house is where new dreams are born and are nurtured, thus making it one of the most basic needs for survival.

The Government of India took a major step towards ensuring that people can get a house within their financial capability. Prime Minister Narendra Modi launched a nationwide scheme known as Pradhan Mantri Awas Yojana. Previously known as Housing for All scheme, this Yojana comes with a bold vision of providing affordable housing solutions for all Indian citizens. Launched on June 25, 2015, the primary aim for this Yojana is to ensure that 2 crore houses are built across nations length and breadth.

Now you can also realize your dreams thanks to the following Govt. schemes and buy your dream home at Migsun Roof, as per the guidelines provided under the scheme.

Features of Pradhan Mantri Awas Yojana aka Housing for All 2022

The features of Pradhan Mantri Awas Yojana are as following:

- Government Loan of upto 6 lacs for a period of 15 years or less.
- **The government would provide an interest rate subsidy of 6.5% on housing loans availed by the beneficiaries under this scheme.**
(Source: <http://www.pradhanmantriyojana.co.in/pm-awas-yojana/>)
- **Exemption of Service Tax for units under 60 sq mt (carpet area as per RERA) for the eligible, as per GOI Service Tax Mega exemption notification 25/2012-ST**

New Entries in Exemption Notification (W.e.f. 01-04-2016 except specified mentioned)

1	<p>Services by way of construction etc. in respect of-</p> <p>(a) housing projects under Housing For All (HFA) (Urban) Mission/Pradhan Mantri Awas Yojana (PMAY);</p> <p>(b) low cost houses up to a carpet area of 60 square meters in a housing project under "Affordable housing in Partnership" component of PMAY;</p> <p>(c) low cost houses up to a carpet area of 60 square meters in a housing project under any housing scheme of the State Government;</p> <p>are being exempted from Service Tax with effect from 01.03.2016.</p>
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Source: <http://taxindiaupdates.in/mega-exemptions-notification/>

Samajwadi awas yojna

- Samajwadi Awas Yojna is an ambitious affordable housing scheme of UP government in which the UP aims to develop about 3 Lakh affordable houses by 2016 in the state for Middle Income Group of the society.
- **Under the Samajwadi Awas Yojna, the eligible shall be exempted from STAMP DUTY**

www.pmawasyojana.co.in
www.masterplansindia.com/tag/samajwadi-awas-yojna

The PMAW & UP Awas Yojanas are respective schemes of Central and State government. Migsun shall follow the govt scheme as it is, and shall not be liable for any change/modification/extension/deletion to these schemes by the Central or State Government.

Specifications

S. No.	Particular	Imagica	Prima
1.	Flooring	Floors Tiles in Drawing, Dining & Kitchen	Vitrified Tiles in Drawing, Dining & Kitchen
		Floors Tiles in all Bedrooms	Vitrified Tiles in all Bedrooms
2.	Wall & Ceiling Finish	OBD Painted Walls in Drawing, Dining & Kitchen	Plastic Painted Walls in Drawing, Dining & Kitchen
		OBD Painted Walls in All Bedroom	Plastic Painted Walls in All Bedroom
3.	Kitchen	Concrete Slab	Granite counter top
			Tiles upto 2.5ft
			SS kitchen Sink
			CP Fittings
4.	Toilets	Tiles upto 5ft	Tiles upto 5ft.
			Washbasin
			WC & CP Fittings
5.	Doors & Windows	External doors with locks	32mm flush door shutters with M.S angle door frames good quality M.S/ Aluminum hardware.
6.	Electrical	PVC Conduiting only	PVC Conduiting
			Copper Wiring
			Electrical Switches





2BHK + LOBBY / DRAWING + TOILET
SUPER AREA = 675 SQ.FT. / 62.73SQ.MTR.



2BHK + LOBBY / DRAWING & DINING + TOILETS
SUPER AREA = 815 SQ.FT. / 75.74SQ.MTR.